

**Summary of Decisions of the Building Committee
Building Committee I 8/2010 held on 2.3.2010**

(a) Matters Arising from BCI 8 7/2010

Issue : Exclusion of sky garden cum refuge floor from GFA calculation.

Decision : Having noted the reservation made by a government department, the committee did not agree to the exclusion of the sky garden cum refuge floor for GFA calculation.

(b) MAI 1 8/2010

Issue : Building over of the existing lane cum ROW.

Decision : Having studied the argument put forward by the AP, the committee asked for additional information from LandsD and deferred a decision.

(c) BCI 1 8/2010

Issue : Exclusion of the voids over the living room of the duplex units from GFA calculation.

Decision : Having studied the design, the committee did not agree to the exclusion of the voids from GFA calculation.

(d) BCI 2 8/2010

Issue : (i) Application for hotel concession.
(ii) Proposed surrender of setback for corner splay in return for bonus PR and SC.
(iii) Proposed surrender of setback for road widening in return for bonus PR and SC.

Decision : (i) The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40 and that there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(ii) & (iii) Having noted that the proposed setback and corner splay for road widening was considered essential by a government department, the committee agreed to grant bonus in return for the surrender.

(e) BCI 3 8/2010

Issue : Exclusion of voids over entrance lobby and activity room from GFA calculation.

Decision : The committee, having studied the design, agreed to the exclusion of the voids from GFA calculation.

(f) BCI 4 8/2010

Issue : Exclusion of voids around and above escalators at the main entrance from GFA calculation.

Decision : The committee, having studied the design, agreed to the exclusion of the voids from GFA calculation.

(g) BCI 5 8/2010

Issue : (i) Exclusion of voids over living rooms, kitchens, stores and bedrooms from GFA calculation.

(ii) Exclusion of void areas filled up with light weight concrete over living rooms, kitchens, stores and bedrooms from GFA calculation.

Decision : (i) & (ii) Having studied the design, the committee did not agree to the exclusion of the voids from GFA calculation.

(h) BCI 6 8/2010

Issue : Excessive site coverage of the podium above 15m up to 20m from ground level.

Decision : The committee noted that the proposal was generally in line with PNAP APP-101 and the building proposal had been accepted by the Town Planning Board. Hence, the committee agreed in principle to accept the excessive site coverage of the podium above 15m from ground level.